

**ORDINANCE NO. 2015-01  
DR. WILLIAMSON HOUSE BED & BREAKFAST  
PZ14-00011 (MINOR CPA, ZC)**

**AN ORDINANCE OF THE CITY OF SEDONA, ARIZONA, APPROVING OF A MINOR COMMUNITY PLAN AMENDMENT TO MFMD (MULTI-FAMILY MEDIUM DENSITY) AND ZONE CHANGE TO RM-1 (MEDIUM DENSITY MULTI-FAMILY) TO ASSESSOR'S PARCEL 401-16-045A TO ALLOW THE OPERATION OF A BED & BREAKFAST USE AT 340 SMITH ROAD (DR. WILLIAMSON HOUSE, CITY OF SEDONA LANDMARK NO. 13); ESTABLISHING CONDITIONS OF SUCH REZONING; DIRECTING THE AMENDMENT OF THE ZONING AND COMMUNITY PLAN MAPS UPON COMPLETION OF ALL ZONING CONDITIONS SET FORTH HEREIN; PROVIDING THAT ALL ORDINANCES OR PARTS OF ORDINANCES OR ANY PART OF THE LAND DEVELOPMENT CODE IN CONFLICT WITH THE PROVISIONS OF THIS ORDINANCE SHALL BE REPEALED UPON THE EFFECTIVE DATE OF THIS ORDINANCE.**

BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF SEDONA, ARIZONA AS FOLLOWS:

Section 1. Adoption by Reference

That certain document entitled "*Conditions of Approval for Minor Community Plan Amendment and Zone Change for Dr. Williamson House Bed & Breakfast Operation*", that was made a public record pursuant to A.R.S. § 9-802, as **Exhibit A** to Resolution No. 2015-01 of the City of Sedona, Arizona, is referred to, adopted, and made a part hereof as if fully set out in this Ordinance.

Section 2. Description and Rezoning

The subject property is tax parcel 401-16-045A and is located at 340 Smith Road in Sedona, Arizona. It has been designated as a historic property (City of Sedona Landmark No. 13). The owner/applicant desires to rezone the property from RS-6 (Single Family Residential) to RM-1 (Multi-Family Residential) and make a minor community plan amendment changing the designation from SFHD (Single Family High Density) to MFMD (Multi-Family Medium Density) to allow for the operation of a bed & breakfast. The operation would also be subject to a Conditional Use Permit.

The subject property is hereby rezoned from RS-6 to RM-1, and the Community plan is amended from SFHD to MFMD, upon completion of all conditions as set forth **Exhibit A** to Resolution 2015-01.

Section 3. Zoning and Community Plan Map Amendments

The zoning and Community Plan maps of the City of Sedona shall be amended to reflect this zoning change and this minor amendment to the Community Plan, and at least three (3) copies of these maps shall be kept in the office of the City Clerk for public use and inspection.

Section 4. Repeal

All ordinances and parts of ordinances in conflict with this Ordinance are repealed to the extent of such conflict.

PASSED AND ADOPTED by the Mayor and City Council of the City of Sedona, Arizona, this 13<sup>th</sup> day of January, 2015.

  
Sandra J. Moriarty, Mayor

ATTEST:

  
Susan L. Irvine, CMC, City Clerk

APPROVED AS TO FORM:

  
Mike Goimarac, City Attorney